



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

April 12, 2004

Ordinance 14863

Proposed No. 2004-0039.2

Sponsors Phillips and Constantine

1 AN ORDINANCE concurring with the recommendation of
2 the hearing examiner to approve, subject to conditions, the
3 application for public benefit rating system assessed
4 valuation for open space submitted by Lawrence and
5 Veronica Huggins for property located at 14018 Southwest
6 220th Street, Jeffrey and Rachel Cowen for property
7 located at 21802 – 141st Street Southwest, and James
8 Mahady and Sally J. Adam for property located at 13804
9 Southwest 220th Street, Vashon, Washington, 98070,
10 designated department of natural resources and parks, water
11 and land resources division file no. E03CT026.

12

13

14

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

15

SECTION 1. This ordinance does hereby adopt and incorporate herein as its

16

findings and conclusions the findings and conclusions contained in the report and

17

recommendation of the hearing examiner dated March 17, 2004, to approve subject to

18 conditions, the application for public benefit rating system assessed valuation for open
19 space submitted by Lawrence and Veronica Huggins for property located at 14018
20 Southwest 220th Street, Jeffrey and Rachel Cowen for property located at 21802 – 141st
21 Street Southwest, and James Mahady and Sally J. Adam for property located at 13804
22 Southwest 220th Street, Vashon, Washington, 98070, designated department of natural
23 resources and parks, water and land resources division file no. E03CT026, and the

Ordinance 14863

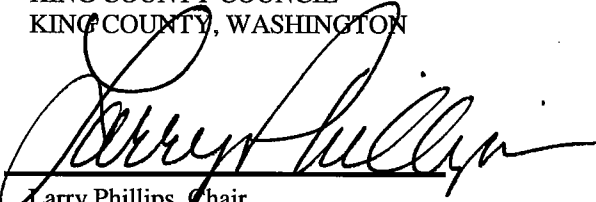
24 council does hereby adopt as its action the recommendation or recommendations
25 contained in the report.

26

Ordinance 14863 was introduced on 2/2/2004 and passed by the Metropolitan King
County Council on 4/12/2004, by the following vote:

Yes: 13 - Mr. Phillips, Ms. Edmonds, Mr. von Reichbauer, Ms. Lambert, Mr.
Pelz, Mr. McKenna, Mr. Ferguson, Mr. Hammond, Mr. Gossett, Ms. Hague,
Mr. Irons, Ms. Patterson and Mr. Constantine
No: 0
Excused: 0

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON



Larry Phillips, Chair

ATTEST:



Anne Noris, Clerk of the Council

Attachments A. Hearing Examiner Report, dated March 17, 2004

**OFFICE OF THE HEARING EXAMINER
KING COUNTY, WASHINGTON**

400 Yesler Way, Room 404
Seattle, Washington 98104
Telephone (206) 296-4660
Facsimile (206) 296-1654

REPORT AND RECOMMENDATION TO THE METROPOLITAN KING COUNTY COUNCIL

SUBJECT: Department of Natural Resources & Parks, Water and Land Resources Division File No.
E03CT026
Proposed Ordinance No. **2004-0039**

Open Space Taxation (Public Benefit Rating System)
Application of **Lawrence & Veronica Huggins**
14018 Southwest 220th Street
Vashon, WA 98070

Jeffrey & Rachel Cowen
21802 – 141st Street Southwest
Vashon, WA 98070

James Mahady & Sally J. Adam
13804 Southwest 220th Street
Vashon, WA 98070

Location of Property: 14018 Southwest 220th Street,
21802 – 141st Street Southwest, and
13804 Southwest 220th Street
Vashon, Washington

SUMMARY OF RECOMMENDATIONS:

Department's Preliminary:	Approve 7.71 acres for 20% of market value
Department's Final:	Approve 7.71 acres for 20% of market value
Examiner:	Approve 7.71 acres for 20% of market value

PRELIMINARY REPORT:

The Department of Natural Resources & Parks, Water and Land Resources Division Report on item no. E03CT026 was received by the Examiner on February 23, 2004.

PUBLIC HEARING:

After reviewing the Department of Natural Resources & Parks, Water and Land Resources Division Report and examining available information on file with the application, the Examiner conducted a public hearing on the subject as follows:

The hearing on item no. E03CT026 was opened by the Hearing Examiner at 1:43 p.m., March 11, 2004, in the Hearing Examiner’s Conference Room, 400 Yesler Way, Room 404, Seattle, Washington, and closed at 1:50 p.m.

Participants at the public hearing and the exhibits offered and entered are listed in the attached minutes. A verbatim recording of the hearing is available in the office of the King County Hearing Examiner.

FINDINGS, CONCLUSIONS & RECOMMENDATION: Having reviewed the record in this matter, the Examiner now makes and enters the following:

FINDINGS:

1. General Information:

Owners: See "SUBJECT" above
Locations: See "SUBJECT" above

Priority Resources Requested: **High Priority Resources**
Aquifer protection area
Surface water quality buffer area
Significant plant, wildlife or salmonid habitat area
Bonus Resources
Bonus surface water quality buffer
Contiguous parcels under separate ownership

Zoning: RA-10

	(Huggins)	(Cowen)	(Mahady/Adam)
Parcel	#059100-0005	#059100-0006	#112202-9018
Total acreage:	2.42	3.80	4.85
Requested for PBRs:	2.01	2.41	3.81
Recommended PBRs:	1.80	2.31	3.60

Please note: Total size of property is 11.07 acres. Recommended PBRs area is 7.71 acres.

STR: NE-SW and NW-SE-11-22-02

2. Except as modified herein, the facts set forth in the King County Department of Natural Resources & Parks, Water and Land Resources Division Preliminary Report to the King County Hearing Examiner for the March 11, 2004, public hearing are found to be correct and are incorporated

herein by this reference. Copies of the said Report will be attached to the copies of this Report submitted to the King County Council.

CONCLUSIONS:

1. Approval of current use valuation for 7.71 acres of the subject property, pursuant to the Public Benefit Rating System adopted by King County Ordinance No. 10511, as amended, would be consistent with the purposes and intent of King County to maintain, preserve, conserve and otherwise continue in existence adequate open space lands and to assure the use and enjoyment of natural resources and scenic beauty for the economic and social well-being of King County and its citizens.
2. Timely application has been made to King County for the current use valuation of the subject property to begin in 2005. Notice of said application was given in the manner required by law.
3. The subject property contains priority open space resources and is entitled to bonus points pursuant to the King County Public Benefit Rating System, which justify a total award of 22 points. The resulting current use value is 20% of market value for 7.71 acres of the subject property.
4. Staff has recommended credit for the public land or right-of-way buffer category based on the fact that the three applicant parcels are contiguous to one another. Our reading of the relevant definition within Ordinance 12969 is that the credit is intended to apply to native growth land that creates a buffer to forest land lying outside the acreage aggregated within the application. The aggregation of qualifying land within the application package receives recognition within the category for contiguous parcels under separate ownership. Withdrawal of credit for this category will have no effect on the current use valuation of the property.
5. Credit may be awarded administratively for the forest stewardship land category if the Applicants submit a forest stewardship plan by October 1, 2004, which is approved by the County by October 31, 2004. Credit for this category will have no effect on the percentage reduction for the portion of the property enrolled.

RECOMMENDATION:

APPROVE the request for current use valuation of 20% of market value for 7.71 acres of the subject property, subject to the conditions recommended in the Department of Natural Resources & Parks report for the March 11, 2004, public hearing and the following additional condition of approval:

1. Additional credit for the forest stewardship category may be granted if a forest stewardship plan is submitted and approved as provided above.

Current use valuation shall be subject to all terms and conditions of RCW 84.34 and King County Code Chapter 20.36, as the same may be amended from time to time, and all regulations and rules duly adopted to implement state law and county ordinances pertaining to current use valuation.

RECOMMENDED this 17th day of March, 2004.

Stafford L. Smith
King County Hearing Examiner

TRANSMITTED this 17th day of March, 2004, to the following parties and interested persons:

Lawrence & Veronica Huggins
14018 SW 220th St.
Vashon, WA 98070

Susan Monroe, Department of Assessments
Ted Sullivan, Dept. of Natural Resources & Parks
Charlie Sundberg, Office of Cultural Resources
Marilyn Cope, KCC – Committee Staff

Jeffrey & Rachel Cowen
21802 – 141st St. SW
Vashon, WA 98070

James Mahady & Sally Adams
13804 SW 220th St.
Vashon, WA 98070

**NOTICE OF RIGHT TO APPEAL
AND ADDITIONAL ACTION REQUIRED**

In order to appeal the decision of the Examiner, written notice of appeal must be filed with the Clerk of the King County Council with a fee of \$250.00 (check payable to King County Office of Finance) *on or before March 31, 2004*. If a notice of appeal is filed, the original and six (6) copies of a written appeal statement specifying the basis for the appeal and argument in support of the appeal must be filed with the Clerk of the King County Council *on or before April 7, 2004*. Appeal statements may refer only to facts contained in the hearing record; new facts may not be presented on appeal.

Filing requires actual delivery to the Office of the Clerk of the Council, Room 1025, King County Courthouse, 516 3rd Avenue, Seattle, Washington 98104, prior to the close of business (4:30 p.m.) on the date due. Prior mailing is not sufficient if actual receipt by the Clerk does not occur within the applicable time period. The Examiner does not have authority to extend the time period unless the Office of the Clerk is not open on the specified closing date, in which event delivery prior to the close of business on the next business day is sufficient to meet the filing requirement.

If a written notice of appeal and filing fee are not filed within fourteen (14) calendar days of the date of this report, or if a written appeal statement and argument are not filed within twenty-one (21) calendar days of the date of this report, the decision of the hearing examiner contained herein shall be the final decision of King County without the need for further action by the Council.

Action of the Council is final. The action of the Council on a recommendation of the Examiner shall be final and conclusive unless within twenty-one (21) days from the date of the action an aggrieved party or person applies for a writ of certiorari from the Superior Court in and for the County of King, State of Washington, for the purpose of review of the action taken.

MINUTES OF THE MARCH 11, 2004, PUBLIC HEARING ON DEPARTMENT OF NATURAL RESOURCES & PARKS FILE NO. E03CT026:

Stafford L. Smith was the Hearing Examiner in this matter. Participating in the hearing and representing the Department was Ted Sullivan. No others participated in this hearing.

The following exhibits were offered and entered into the hearing record:

- Exhibit No. 1 Not Submitted
- Exhibit No. 2 Not Submitted
- Exhibit No. 3 Not Submitted
- Exhibit No. 4 PBRs Staff Report
- Exhibit No. 5 Affidavit of Publication
- Exhibit No. 6 Notice of hearing from the Hearing Examiner's Office
- Exhibit No. 7 Notice of hearing from the PBRs program
- Exhibit No. 8 Legal notice and introductory ordinance to the County Council
- Exhibit No. 9 Application signed and notarized
- Exhibit No. 10 Letter to Applicant re: received application and approval schedule
- Exhibit No. 11 Assessor's map
- Exhibit No. 12 King County Assessor's database printout
- Exhibit No. 13 Arcview/orthophoto map
- Exhibit No. 14 Orthophoto outlining in red the area to be excluded
- Exhibit No. 15 Not submitted
- Exhibit No. 16 Applicant letter submitted with application
- Exhibit No. 17 Email from Ted Sullivan dated March 15, 2004, re: stream classification

SLS:ms
E03CT026 2004-0039 RPT

Attachment

This document is provided for information only. DO NOT complete and return. A completed copy will be furnished to the Applicant(s) by the Office of the Hearing Examiner after an application has been approved by the Metropolitan King County Council.

OPEN SPACE TAXATION AGREEMENT

Chapter 84.34 RCW

(To be used for "Open Space", "Timber Land" Classification or "Reclassification" Only)

Owner(s)
Granting Authority
Legal Description

Assessor's Property Tax Parcel or Account Number:

Department of Natural Resources & Parks File Number:

This agreement between _____ hereinafter called the "Owner", and
_____ hereinafter called the "Granting Authority".

Whereas the owner of the above described real property having made application for classification of that property under the provisions of Chapter 84.34 RCW.

And whereas, both the owner and granting authority agree to limit the use of said property, recognizing that such land has substantial public value as open space and that the preservation of such land constitutes an important physical, social, esthetic, and economic asset to the public, and both parties agree that the classification of the property during the life of this agreement shall be for:

Open Space

Now, therefore, the parties, in consideration of the mutual covenants and conditions set forth herein, do agree as follows:

1. During the term of this agreement, the land shall be used only in accordance with the preservation of its classified use.
2. No structures shall be erected upon such land except those directly related to, and compatible with, the classified use of the land.
3. This agreement shall be effective commencing on the date the legislative body receives the signed agreement from the property owner and shall remain in effect until the property is withdrawn or removed from classification.
4. This agreement shall apply to the parcels of land described herein and shall be binding upon the heirs, successors and assignees of the parties hereto.
5. The landowner may withdraw from this agreement if, after a period of eight years, he or she files a request to **withdraw** classification with the assessor. Two years from the date of that request the assessor shall withdraw classification from the land, and the applicable taxes and interest shall be imposed as provided in RCW 84.34.070 and 84.34.108.
6. After the effective date of this agreement, any change in use of the land, except through compliance with items (5), (7), or (9), shall be considered a **breach** of this agreement, and shall be subject to removal of classification and liable for applicable taxes, penalties, and interest as provided in RCW 84.34.080 and RCW 84.34.108.
7. A breach of agreement shall not have occurred and the additional tax shall not be imposed if removal of classification resulted solely from:
 - a) Transfer to a governmental entity in exchange for other land located within the State of Washington.
 - b) A taking through the exercise of the power of eminent domain, or sale or transfer to an entity having the power in anticipation of the exercise of such power and having manifested its intent in writing or by other official action.
 - c) A natural disaster such as a flood, windstorm, earthquake, or other such calamity rather than by virtue of the act of the land owner changing the use of such property.
 - d) Official action by an agency of the State of Washington or by the county or city where the land is located disallowing the present use of such land.

- e) Transfer of land to a church when such land would qualify for exemption pursuant to RCW 84.36.020.
 - f) Acquisition of property interests by State agencies or agencies or organizations qualified under RCW 84.34.210 and 64.04.130 (See RCW 84.34.108(6)(f)).
 - g) Removal of land classified as farm and agricultural land under RCW 84.34.020(2)(e).
 - h) Removal of land from classification after enactment of a statutory exemption that qualifies the land for exemption and receipt of notice from the owner to remove the land from classification.
 - i) The creation, sale, or transfer of forestry riparian easements under RCW 76.13.120.
 - j) The creation, sale, or transfer of a fee interest or a conservation easement for the riparian open space program under RCW 76.09.040.
 - k) The sale or transfer of land within two years after the death of the owner of at least a fifty percent interest in the land if the land has been assessed and valued as forest land under chapter 84.33 RCW, or under chapter 84.34 RCW continuously since 1993.
 - l) The sale or transfer of land after the death of the owner of at least a fifty percent interest in the land if the land has been assessed and valued as forest land under chapter 84.33 RCW, or under chapter 84.34 RCW continuously since 1993 and the sale or transfer takes place within two years after July 22, 2001, and the death of the owner occurred after January 1, 1991.
 - m) The date of death shown on the death certificate is the date used.
8. The county assessor may require an owner to submit data relevant to continuing the eligibility of any parcel of land described in this agreement.
9. The owner may apply for reclassification as provided in Chapter 84.34 RCW.
 This agreement shall be subject to the following conditions: _____

It is declared that this agreement specifies the classification and conditions as provided for in Chapter 84.34 RCW and the conditions imposed by this Granting Authority. This agreement to tax according to the use of the property is not a contract and can be annulled or canceled at any time by the Legislature (RCW 84.34.070).

Granting Authority:

Dated _____

City or County

Title

As owner(s) of the herein-described land I/we indicated by my/our signature(s) that I am/we are aware of the potential tax liability and hereby accept the classification and conditions of this agreement (must be signed by all owners).

Print Name

Owner(s)

Date signed agreement received by Legislative Authority _____

To inquire about the availability of this notice in an alternative format for the visually impaired or in a language other than English, please call (360)753-3217. Teletype (TTY) users may call (800)451-7985.

REV 64 0022-2 (7/23/02)